

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

DEC 21 2007

Case No. 5644
Date Filed 12/17/07
Hearing Date _____
Receipt _____
Fee \$450.00

Shaded Areas for Office Use Only

Type of Application

☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming Use
☐ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code

CASE 5644 MAP 56 TYPE Variance ELECTION DISTRICT 01

LOCATION 614 Falkirk Court, Abingdon 21009

BY David and Jo-Ellen Shannon

Appealed because a variance pursuant to Sec. 267-36B Table VI of the Harford County

Code to permit an addition to maintain a rear yard setback of 20' (35' Required) in

the R3 District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Owner (please print or type)

Name DAVID SHANNON Phone Number 410 569-7278
Address 614 FAIRKIRK CT ABINGDON MD 21009
Street Number Street City State Zip Code

Co-Applicant JO-ELLEN SHANNON Phone Number 410 569 7278
Address 614 FAIRKIRK CT ABINGDON MD 21009
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 6014 FALLUEK CT ABINGDON, MD 21009

Subdivision Monmouth Meadows Lot Number 48

Acreage/Lot Size .182 +/- Election District 01 Zoning R3

Tax Map No. #56 Grid No. 41C Parcel 587 Water/Sewer: Private _____ Public X

List ALL structures on property and current use: _____

Estimated time required to present case: _____

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No X

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No _____

Is this request within one (1) mile of any incorporated town limits? Yes _____ No X

Request

We are requesting add'l two (2) feet for our deck so we can
make it into a screened in porch.

Justification

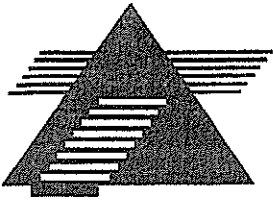
See Attached

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

Dear Judge:

In ruling on the variance request for our property, we ask you to consider the following points:

- We back to a county storm drainage pond and woods; thus, our porch doesn't obstruct anyone's view more than the house already does.
- Our neighbor to the left has no issue with the planned deck expansion or screened porch addition. (see attached)
- We're asking to make a property improvement that has been made by at least six of our community neighbors.
- Our back yard is so steep that it is impossible for our children to play there. The current deck is very high off the ground and is a potential safety hazard for little ones. The patio and covered deck area would give them a safe, outdoor play place.
- We've tried using an awning for shade but the sun's setting angle is such that the awning provides little to know relief. A roof and screened walls allows for rolled shades to shield the sun yet make the deck usable in warm and even hot weather.
- We've made improvements inside and out and love our home and neighborhood. The screened porch addition allows for us to optimize the area that we've previously been unable to use.
- The extra two feet out allows for a screened room that would be more in keeping with the average addition in our neighborhood and makes for a room of more normal proportions.
- The addition and patio keeps our home in line with similar ones in the neighborhood - making it of near equal value when thinking of market opportunities/trends.
- Our children, at 5 and 7, are at the optimum age to use a back yard for play and with friends. The porch and patio allows them the opportunity where the existent deck and yard presents hazards that require supervision.
- We've been residents of Harford County for 13 years in two homes less than one mile apart. We love where we are and want to stay. This request allows our home to grow with us and is in keeping with growth in our part of the county.



TRENTON PROPERTY SERVICES, INC.

October 16, 2007

Mr. David Shannon
614 Falkirk Ct.
Abingdon, Md. 21009

RE: Deck

Dear Mr. Shannon:

This letter is written at the request of the Architectural Committee for Monmouth Meadows concerning your request for a deck.

Your request is being given a preliminary approval. They will still need to see the variance and permit once the county issues it before they will give final approval.

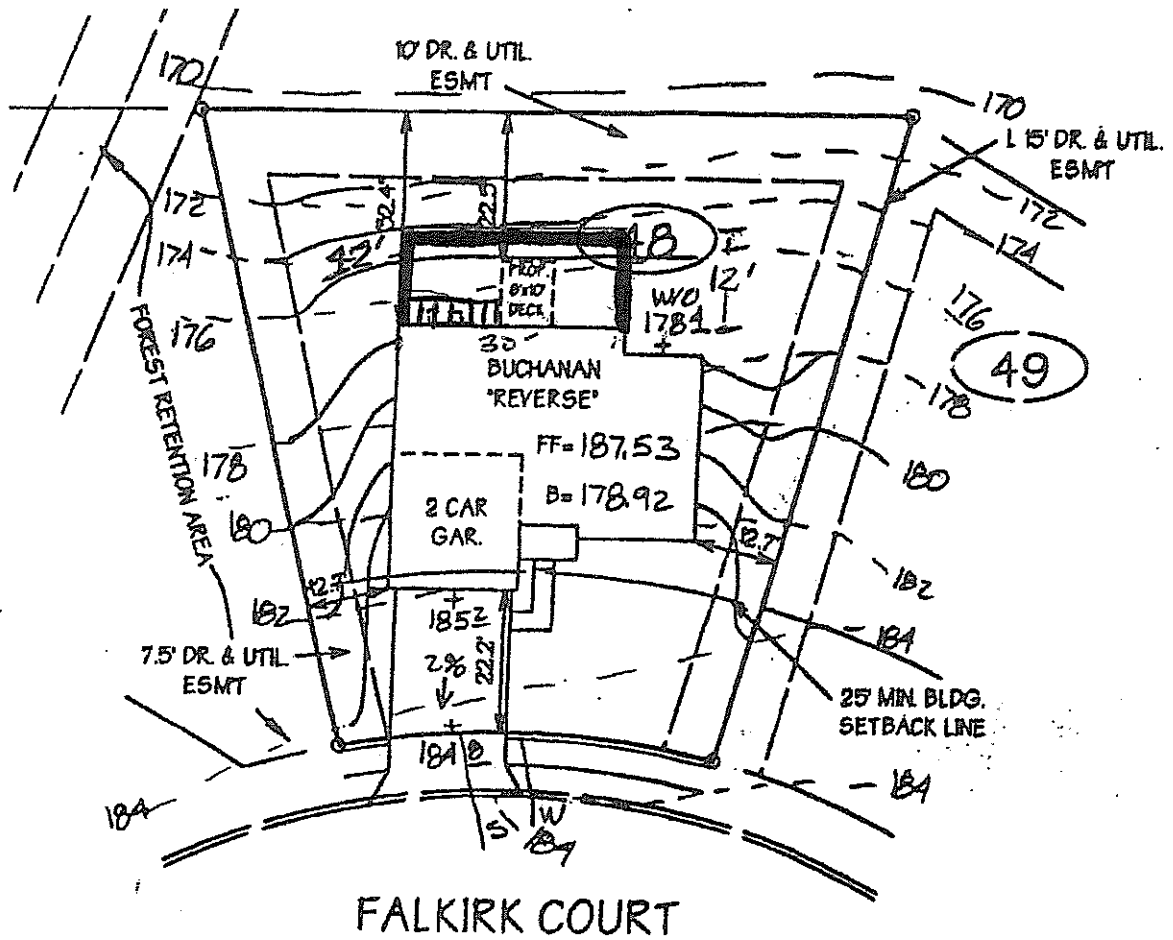
If the county changes the plan due to variance, you will need to resubmit the request for approval.

If you have any questions please call me at 410-879-8333.

Thanks,

Carl Del Gallo
Property Manager

Cc: File
Arch Comm.



1" = 30'

TO BE NO LIVING
THE PORTION OF THE
IS OVER THE FRONT

NOTE: BUILDER TO VERIFY FOUNDATION DIMENSIONS
AND OPTIONS BEFORE STAKE-OUT.

